Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Proceedings of District Town and country Planning Office,

Erode District,

Present :V.Yuvaraj. M.E.,

Deputy Director (i/c),

Online Building Application – Technical Clearance

Online Application Number: SWP/BPA/ 610846/2025

Subject : Revised Residential Building – Directorate of Town and Country Planning, Chennai – Erode District– Erode Taluk– Pavalathampalayam village– Kathirampatti Panchayat of S.F.No :41/1A1 With An extent of 3239.00 Sq.m and FSI Area of 8152.80 Sq.m – Technical clearance issued – forwarded for further action – Reg

Reference :

1. Technical Clearnce Issued by Director of Town and Country Planning, Chennai vide, Reference No. SWP/BPA/610846/2025 dt.17.10.2025.
2. M/s.CINCO Realtors Erode Online Application Reference No. SWP/BPA/610846/2025, Received Dated: 02.08.2025 and 15.10.2025..
3. Assistant Director/Deputy Director(i/c), Erode District Town and country Planning office, Inspection Report of Online Application No. SWP/ BPA/610846/2025, Dated: 07.08.2025 and 22.08.2025
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

9. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
16. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
17. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004
18. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018
19. JD, Agricultural Dept, Tiruppur District R.C.No.A1/10997/2024, Date.30.11.2024
20. Demand payment Request letter dated.24.10.2025 and 27.10.2025 .
21. Applicants Demand Remittance letter dated. 28.10.2025 and 28.10.2025.
22. G.O.(Ms).69, Housing and Urban Development {UD4(1)} Department, dated 11.03.2024.

Order

With reference to the 2nd Cited letter, the applicant M/s.CINCO Realtors, Erode District, Erode Taluk, Pavalathampalayam village, Kathirampatti Panchayat of S.F.No :41/1A1 with an extent of 3239.00 Sq.m., and FSI Area of 8152.80 Sq.m. Reference to the 3rd Cited letter, the boundary of site has been marked as "A to I", Site Extent of 3239.00 sq.m., and Apartment Building Block –A (Stilt + Five Floor Plan) and Block–B (Stilt + Five Floor Plan) Technical

Clearance already issued by Director, DTCP Chennai vide B.P/DTCP No.144/2025, Dated: 21.03.2025.

In that same site the Revised Residential Apartment Building proposal with a site inspection remarks based on The Assistant Director/Deputy Director (i/c) of Erode District Town and Country Planning Office has recommended the proposal with a site inspection remarks. The Revised Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No:524/2025.

On the receipt of requisite charges vide reference 21st cited above, the site approval is issued and numbered as SWP/DTCP/ERODE/Building Permission No.84/2025..

The area statement for the proposed Residential Building is as below:–

Site Extent (As per Document) – 3239.00 sq.m

S. No.	Description	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in sq.m)	No. of Dwelling
1.	Combined Basement floor	15.70	1971.90	1987.60	–
Block–A					
1	Stilt Floor	229.50	433.10	662.90	–
2	First Floor	624.60	30.90	655.90	06
3	Second Floor	624.60	30.90	655.90	06
4	Third Floor	624.60	30.90	655.90	06
5	Fourth Floor	624.60	30.90	655.90	06
6	Fifth Floor	624.60	30.90	655.90	06
7	Head Room	–	105.80	105.80	–
	Total area	3352.50	693.40	4045.90	30
Block–B					
1	Stilt Floor	57.60	921.10	978.70	–
2	First Floor	945.40	5.20	950.60	08
3	Second Floor	945.40	5.20	950.60	08
4	Third Floor	945.40	5.20	950.60	08
5	Fourth Floor	945.40	5.20	950.60	08

6	Fifth Floor	945.40	5.20	950.60	08
7	Head Room	–	82.40	82.40	–
	Total area	4784.60	1029.50	5814.10	40
	Grand Total	8152.80	3694.80	11847.60	70

FSI Area – 8152.80 Sq.m.,

FSI – 2.517 < 2.60(Premium FSI)

Special Conditions

1. OSR – with reference 13th cited Planning permission should be issued only after payment of a 10% land area fee for open space reservation calculated as per government guide value and paid by the applicant.
2. Premium FSI changes should be collected from applicant before of planning permission.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission.

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Building Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.
   If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
6. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
7. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
8. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

General Conditions :–

1. The Building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)
2. if the application applied under 47A or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country
3. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
4. Solar water heating system to be provided to the proposed Industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.
8. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
13. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality/BDO/UE engineer details at the place of construction.
14. Parking area to be utilized only for parking purpose mentioned as per approved drawing
15. Government Registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale

19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes

20. The Applicants/developer and also the architects/RE/Licensed Surveyors and the structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

21. The installation of closed–circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR –2019 rules.

22. If the Industrial Building is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000/– per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 7th cited above. The payment of charges shall be made under the following Head Of Account.

Head of Account:

0217 Urban Development –
60 other Urban Development Schemes –
800 other Receipts –
AS Receipts under Land Use Conversion Charges–
227 non–Taxation fees –
09 Collections (IFHRMS CODE: 0217–60–800–AS 22709)

23.Revised Building Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	16706.00	02.08.2025
2.	OSR Charge	3301.00	28.10.2025
3.	Centage Charge for Land	900.00	28.10.2025
4.	Centage Charge for Building	2500.00	28.10.2025
5.	Infrastructure and Amenities Charges	18800.00	28.10.2025
6.	CC Charges	21526.00	28.10.2025
7.	Security Deposit Charges	9400.00	28.10.2025
8.	Display Board Charges	1500.00	28.10.2025
9.	Shelter Charges	1265.00	28.10.2025
10.	Development Charges for Building	25000.00	28.10.2025
11.	Development Charges for Land	0.00	28.10.2025
12.	Premium FSI Charges	103500.00	28.10.2025

Deputy Director (I/C)
District Town and Country Planning office,
Erode District

To

The Special Officer/ The Block Development Officer,
Kathirampatti Village Panchayat,
Erode taluk,
Erode District.

Copy To

1. M/s. CINCO REALTORS ,
   RSF No.C23/52 – 2nd Floor,
   VCTV Road,
   Pavalathampalayam,
   Erode – 638003.
2. The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai – 600 008.

Signature valid

Signed by: Assistant Director
Location:Erode
Date:2025.11.06 11:15:24

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.